128.0	0002	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,092,000	/	1,092,000
USE VALUE:	1,092,000	/	1,092,000
ASSESSED:	1,092,000	/	1,092,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23	-25	MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIENG HAM CHI
Owner 2:	
Owner 3:	
Street 1:	23 MENOTOMY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FOGEL ROBERT V -
Owner 2:	-
Street 1:	4 JOHNSONS GRANT
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3654 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5962.000	608,300	4,600	479,100	1,092,000
Total Card	0.137	608,300	4,600	479,100	1,092,000
Total Parcel	0.137	608,300	4,600	479,100	1,092,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 298.89 | /Parcel: 298.89

Legal Description

User Acct 82742

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 04/24/18

!9995!

PREVIOUS ASSESSMENT

Parcel ID 128.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	608,300	4600	5,962.	479,100	1,092,000		Year end	12/23/2021
2021	104	FV	580,900	4600	5,962.	479,100	1,064,600		Year End Roll	12/10/2020
2020	104	FV	581,200	4600	5,962.	479,100	1,064,900	1,064,900	Year End Roll	12/18/2019
2019	104	FV	443,500	4600	5,962.	449,100	897,200	897,200	Year End Roll	1/3/2019
2018	104	FV	443,500	4600	5,962.	371,300	819,400	819,400	Year End Roll	12/20/2017
2017	104	FV	416,300	4600	5,962.	341,400	762,300	762,300	Year End Roll	1/3/2017
2016	104	FV	416,300	4600	5,962.	311,400	732,300	732,300	Year End	1/4/2016
2015	104	FV	371,600	4600	5,962.	305,400	681,600	681,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:55:21

LAST REV

Date	Time
05/01/18	11:39:44

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9995

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOGEL ROBERT V,	32133-574		12/13/2000		482,000	No	No		
MCCLAIN GINA	29257-118		10/23/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	82742
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/2016	1028	Manual	5,000		7/28/2016			Interior demo.
2/15/2002	423	Dormers	20,000	O		G4	GR FY04	CONSTRUCT DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	MEAS&NOTICE	CC	Chris C
11/18/2008	Meas/Inspect	189	PATRIOT
2/5/2001	MLS	HC	Helen Chinal
11/30/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5962		Sq. Ft.	Site		0	80.	1.00	9									479,087						479,100	

Total AC/HA:	0.13687	Total SF/SM:	5962	Parcel LUC:	104	Two Family	Prime NB Desc	Brackett	Total:	479,087	Spl Credit		Total:	479,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.93739557
Const Adj.:	0.97515047
Adj $ / SQ:	164.538
Other Features:	142500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	826539
Depreciation:	218206
Depreciated Total:	608333

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	7	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	9	5	M
Totals			
2	14	7	

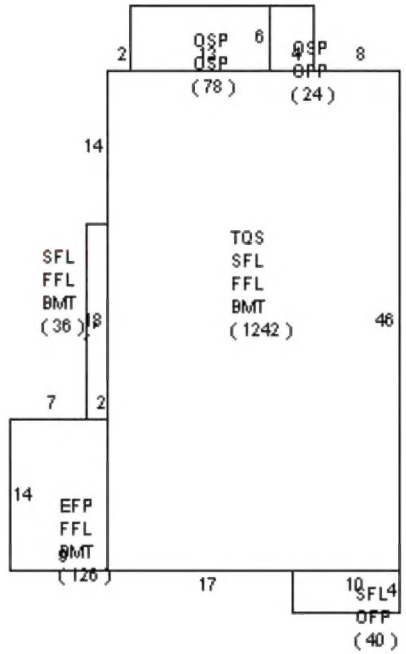
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	164.54
Special Features:	0	Val/Su Net:	112.07
Final Total:	608300	Val/Su SzAd	166.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,404	49.360	69,304
FFL	First Floor	1,404	164.540	231,012
SFL	Second Floor	1,318	164.540	216,861
TQS	3/4 Story	932	164.540	153,267
OSP	Screen Porch	180	27.530	4,956
EFP	Enclos Porch	126	47.620	6,000
OFP	Open Porch	64	41.230	2,639
	Net Sketched Area:	5,428	Total:	684,039

Size Ad	3653.5	Gross Area	5738	FinArea	3654

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1925	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600

PARCEL ID

128.0-0002-0007.0

IMAGE

AssessPro Patriot Properties, Inc